

Environmental Impact Analysis Initial Study

1. **Project title:** Amendment to Schoolyard Redevelopment Project to Extend Eminent Domain Authority
2. **Lead agency name and address (including e-mail address/fax no. as appropriate):**
Pleasant Hill Redevelopment Agency, 100 Gregory Lane, Pleasant Hill, CA 94523
3. **Contact person and phone number (including e-mail address/fax no. as appropriate):**
City of Pleasant Hill Redevelopment Agency/ Robert M. Stewart, Redevelopment Administrator, 100 Gregory Lane, Pleasant Hill, CA 94523
Phone: 925-671-5215, E-mail, rstewart@ci.pleasant-hill.ca.us (fax) 925-676-1125
4. **Project location:** The Schoolyard Redevelopment Project Area is generally located along Cleveland Road and the EBMUD right of way between Boyd Road and Oak Park Boulevard. See Exhibits A and B.
5. **Project sponsor's name and address (including e-mail address/fax no. as appropriate):**
City of Pleasant Hill Redevelopment Agency/ Robert M. Stewart, Redevelopment Administrator, 100 Gregory Lane, Pleasant Hill, CA 94523
Phone: 925-671-5215, E-mail, rstewart@ci.pleasant-hill.ca.us (fax) 925-676-1125
6. **General plan designation:** The land uses identified on the General Plan Land Use map include residential (single family, medium density; multi-family, medium and high density), commercial (commercial and retail, office, mixed use) and public and semi-public (semi-public and institutional, school) designations.
7. **Zoning:** The zoning designation for the project is Planned Unit Development – PUD.
8. **Description of project:** The proposal is to amend Section V-B of the existing Redevelopment Plan for the Schoolyard Redevelopment Project to extend the power of eminent domain within selected segments of the Project Area for an additional 12 years, consistent with the provisions of the California Redevelopment Law (Health & Safety Code Section 33000 et seq.). Only those parcels identified in Exhibit A are involved. The entire Redevelopment Project Area is urbanized, and consists primarily of residential development. The large parcel at the south end of the Project Area is the Oak Park School site, a former public school, no longer used for standard classroom activities. No changes in land use or implementation programs are involved in this project and the power of eminent domain will only be available to parcels that are shown on Exhibit A.
9. **Surrounding land uses and setting:** The Schoolyard Redevelopment Project Area is located in the southeast section of the City. It is surrounded by urban uses. It is bordered on the north by a mixture of commercial and residential uses; on the east by the I-680 Corridor and residential uses; on the south by residential uses in the City and those under the jurisdiction of Walnut Creek; and on the west by public and semi-public and residential uses. The Pleasant Hill Central Business District is just north of the Redevelopment Project Area. Exhibit B depicts the general surroundings of the Project Area.
10. **Congestion Management Program - Land Use Analysis:** Any project involving a General Plan Amendment or Notices of Preparation (NOP) and Environmental Impact Reports for large-scale projects must be submitted to the Contra Costa Transportation Agency for review. If a positive response is given to any of the following questions, information on the project and its environmental document (accompanied by appropriate support documentation/plans) will be transmitted to the CCTA.

<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	This project includes a request for a General Plan Amendment. If yes, send appropriate forms to Contra Costa County Transportation Authority. A Notice of Preparation is being prepared for this project. An Environmental Impact Report is being prepared.
<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	
<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	

11. Other public agencies whose approval is required: None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics
<input type="checkbox"/>	Biological Resources
<input type="checkbox"/>	Hazards & Hazardous Material
<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Utilities / Service Systems

<input type="checkbox"/>	Agriculture Resources
<input type="checkbox"/>	Cultural Resources
<input type="checkbox"/>	Hydrology / Water Quality
<input type="checkbox"/>	Noise
<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Mandatory Findings of Significance

<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Geology / Soils
<input type="checkbox"/>	Land Use / Planning
<input type="checkbox"/>	Population / Housing
<input type="checkbox"/>	Transportation / Traffic

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

<input checked="" type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature:

Robert M. Stewart

Printed Name:

Robert M. Stewart

Date:

6/21/05

Pleasant Hill
Redevelopment Agency

ISSUES:

Potentially Significant Impact	Less Than Significant With Mitigation Incorp.	Less Than Significant Impact	No Impact
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I. AESTHETICS -- Would the project:

a.	Have a substantial adverse effect on a scenic vista?				X
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

Comment: The proposal is to amend the adopted Schoolyard Redevelopment Plan as it relates to the power of eminent domain. The Project Area is largely urbanized with no significant topographic features. There are neither scenic vistas nor other scenic resources in the Project Area. Although Oak Park Boulevard is designated by the City as a scenic corridor, there will be no impacts on that facility. The proposed amendment will not, in and of itself, create an aesthetic impact. The proposed amendment makes no changes to adopted projects or programs. Subsequent projects will be subject to environmental review to determine if they pose any potential to impacts to the environment.

(General Plan, pp. 15-18)

II. AGRICULTURE RESOURCES - -In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Comment: There is no agricultural land in the Schoolyard Redevelopment Project area nor are there any Williamson Act contracts. The City does not have Agricultural Zoning Districts.

(General Plan EIR, pp. 42-43)

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a.	Conflict with or obstruct implementation of the applicable air quality plan?				X
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ISSUES:

		Potentially Significant Impact	Less Than Significant With Mitigation Incorp.	Less Than Significant Impact	No Impact
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d.	Expose sensitive receptors to substantial pollutant concentrations?				X
e.	Create objectionable odors affecting a substantial number of people?				X

Comment: The proposal is to amend the adopted Schoolyard Redevelopment Plan as it relates to the power of eminent domain. The proposed amendment will not, in and of itself, create an air quality impact. The proposed amendment makes no changes to adopted projects or programs. Potential future projects in the area subject to this amendment (e.g., the parcels shown on Exhibit A) will be of relatively small scale and involve the substitution of one urban use for another. As such, the air quality impacts will likely be very low. In any event, subsequent projects will be subject to environmental review to determine if they pose any potential to impacts to the environment.

(General Plan, pp. 69-70)

IV. BIOLOGICAL RESOURCES -- Would the project:

a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X

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f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
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Comment: The Redevelopment Project Area is largely urbanized and the General Plan has characterized the area as an "urban habitat" with very limited biological resources that offer little habitat for sensitive plant or animal species. The proposed amendment will not, in and of itself, create an impact on biological resources. The proposed amendment makes no changes to adopted projects or programs. In any event, subsequent projects within the project area will be required to undertake site-specific analyses consistent with City requirements.

(General Plan, p. 29-30; General Plan EIR, p. 34-37)

V. CULTURAL RESOURCES -- Would the project:

a.	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.57?				X
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d.	Disturb any human remains, including those interred outside of formal cemeteries?				X

Comment: The proposal is to amend the adopted Schoolyard Redevelopment Plan as it relates to the power of eminent domain. The proposed amendment will not, in and of itself, create an impact on cultural resources. The proposed amendment makes no changes to adopted projects or programs. There are no known archeological or historical resources in the Redevelopment Project Area. However, the city has been identified as an area of high archaeological sensitivity. Subsequent site-specific projects will be subject to City General Plan policies and Zoning Ordinance requirements as well as environmental review to determine if they pose any potential impacts to the environment.

(General Plan, pp. 32-34; General Plan EIR, pp. 38-41)

VI. GEOLOGY AND SOILS -- Would the project:

a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
	ii) Strong seismic ground shaking?				X
	iii) Seismic-related ground failure, including liquefaction?				X
	iv) Landslides?				X
b.	Result in substantial soil erosion or the loss of topsoil?				X
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and				X

ISSUES:

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	potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Comment: The proposal is to amend the adopted Schoolyard Redevelopment Plan as it relates to the power of eminent domain. The proposed amendment will not, in and of itself, create an impact on geology and soils. The proposed amendment makes no changes to adopted projects or programs. Although there are no Alquist-Priolo earthquake fault zones in the Redevelopment Project Area and local faults are considered to be inactive and insignificant, subsequent projects will be subject to environmental review to determine if they pose any potential to impacts to the environment. Design of structures will be in accordance with City policies and Uniform Building Code provisions

(General Plan, pp. 60-61)

VII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:

a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Comment: As noted above, the General Plan designations for the parcels subject to the amendment are residential and mixed use. Existing use is residential and public (former school site). As such, the likelihood of a use involving hazardous materials is slight, other than those associated with normal

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residential activities. The project area is urbanized and is surrounded by urbanized areas. As such wildfires do not pose a risk. Further, the project is not located within the vicinity of any airfield or airport. The proposed amendment makes no changes to adopted projects or programs. Subsequent projects will be subject to environmental review to determine if they pose any potential to impacts to the environment. The proposed amendment will not change the need for such review and/or remediation activities that may be needed for a given site. If development were proposed, sites would need to be evaluated and appropriate steps taken to assure compatibility with any proposed land use. The proposed amendment will not, in and of itself, create an impact related to hazardous materials.

(General Plan pp. 57-59, 62-64; General Plan EIR, pp. 51-53)

VIII. HYDROLOGY AND WATER QUALITY – Would the project:

a.	Violate any water quality standards or waste discharge requirements?				X
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pro-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f.	Otherwise substantially degrade water quality?				X
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j.	Inundation by seiche, tsunami, or mudflow?				X

Comment: As noted in the General Plan, Pleasant Hill has a history of flood problems. Portions of the Schoolyard Redevelopment Project Area, including the parcels involved in this amendment, are subject to flooding as depicted on the Flood Insurance Rate Map issued by the Federal Emergency Management Agency. However, since the current proposal will serve only to amend the adopted Schoolyard Redevelopment Plan as it relates to the power of eminent domain and since it will not, in and of itself, create an impact on hydrology and water quality, no impacts are anticipated. Subsequent projects will be subject to hydrological review to determine if they pose any potential for impacts to the environment.

ISSUES:

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(General Plan pp. 57-58; General Plan EIR pp. 29-33; FEMA FIRM Map, Plate 5)

CHECK CREEK LOCATION**IX. LAND USE AND PLANNING** - Would the project:

a.	Physically divide an established community?				X
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Comment: No changes in use or other development are involved in the project that would divide the existing neighborhoods in this section of Pleasant Hill. The adopted Schoolyard Redevelopment Plan incorporates the City's General Plan and zoning ordinances. Further, there is no habitat conservation or natural community conservation plan in the vicinity for the Project Area. Accordingly, no impacts are anticipated related to Land Use and Planning.

(Schoolyard Redevelopment Plan, Section VI; General Plan EIR pp. 34-37)

X. MINERAL RESOURCES -- Would the project:

a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b.	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Comment: The Schoolyard Redevelopment Project Area is currently urbanized. There are no identified mineral resources in the project area. For these reasons, no impacts to mineral resources are anticipated.

(General Plan pp. 29-32)

XI. NOISE -- Would the project result in:

a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive				X

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	noise levels?				
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Comment: The proposal is to amend the adopted Schoolyard Redevelopment Plan as it relates to the power of eminent domain. The proposed amendment will not, in and of itself, create a noise impact. Future uses will be residential and mixed use. These uses are typically low noise generators. The nearest source of significant noise is the I-680 corridor. However, its impacts are largely reduced to less than significant levels due to the presence of soundwalls in the project area. Further, the project area is not located within the vicinity of an airport or airstrip. Potential future projects will have to perform noise and vibration evaluations as appropriate to the project site(s) and uses, pursuant to adopted City General Plan policies and ordinances.

(General Plan, pp.64-68; General Plan EIR, pp. 60-63)

XII. POPULATION AND HOUSING -- Would the project:

a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X	
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X	

Comment: The proposed amendment will not, in and of itself, create an impact on population and housing. The number of existing housing units and the number of persons that may be displaced due to the proposed amendment are not substantial. In addition, several of the properties that will be subject to eminent domain if the project is approved have been identified as potential sites for housing in the General Plan Housing Element. Any such activities would be consistent with the General Plan which is incorporated into the adopted Schoolyard Redevelopment Plan. Further, the adopted Schoolyard Redevelopment Plan contains policies related to both replacement housing and relocation procedures that must be followed by the Redevelopment Agency in any activities that would result from the application of eminent domain. For these reasons, no significant impacts are anticipated.

(General Plan, pp.71ff; Schoolyard Redevelopment Plan, Sections V-B & -E)

CHECK With EIR**XIII. PUBLIC SERVICES**

a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	Fire protection?				X
	Police protection?				X
	Schools?				X

ISSUES:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorp.	Less Than Significant Impact	No Impact
Parks?				X
Other public facilities?				X

Comment: The proposal serves only to amend the adopted Schoolyard Redevelopment Plan as it relates to the power of eminent domain. At the present time, the Contra Costa County Consolidated Fire Protection District, the Pleasant Hill Police Department, the Mount Diablo Unified School District and the Pleasant Hill Recreation and Park District provide adequate levels of service to the project area. Potential future projects in the area subject to this amendment (e.g., the parcels shown on Exhibit A) will be of relatively small scale and involve the substitution of one urban use for another. As such, the impacts on Public Services will likely be very low. In any event, such potential future projects will be subject to site-specific environmental review. For these reasons, the proposed amendment will not, in and of itself, create an impact on public services.

(General Plan, pp. 64-74)

XIV. RECREATION

a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Comment: The proposal is to amend the adopted Schoolyard Redevelopment Plan as it relates to the power of eminent domain for those parcels depicted on Exhibit A. The proposed amendment will not, in and of itself, create an impact related to recreation. As noted above, the General plan designations for the parcels subject to the amendment are residential and mixed use. Existing uses are residential and public (former school site). As such, the likelihood of a significant increase in the demand for recreational facilities is considered to be slight. Furthermore, subsequent projects will be subject to environmental review to determine if they pose any potential to impacts to recreation facilities.

(General Plan, pp. 26-28).

XV. TRANSPORTATION/TRAFFIC -- Would the project:

a.	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b.	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X

ISSUES:

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e.	Result in inadequate emergency access?				X
f.	Result in inadequate parking capacity?				X
g.	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Comments: The proposal is to amend the adopted Schoolyard Redevelopment Plan as it relates to the power of eminent domain. The General Plan designates Oak Park Boulevard (tangent to the southern boundary of the project area) as an arterial and Boyd Road (at the north end of the project area) as a collector. Cleaveland Road is identified as a bicycle on road route. In addition the EBMUD right-of-way which extends diagonally through the project area is an Off Road Bicycle Route.

The proposed amendment will not, in and of itself, create any transportation impacts. The proposed amendment makes no changes to adopted projects or programs. Subsequent projects will be subject to environmental review to determine if they pose any potential to impacts to the environment and any future transportation facilities will be required to meet City design standards.

(General Plan 43-50)

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g.	Comply with federal, state, and local statutes and regulations related to solid waste?				X

Comment: The proposal is to amend the adopted Schoolyard Redevelopment Plan as it relates to the power of eminent domain. At the present time, the Contra Costa Water District, the Central Contra Costa Sanitary District, the Pleasant Hill Bayshore Disposal and the Keller Canyon Landfill provide adequate levels of service to the Project Area. Potential future projects in the area subject to this amendment (e.g., the parcels shown on Exhibit A) will be of relatively small scale and involve the substitution of one urban use for another. As such, the impacts on utilities will likely be very low.

The proposed amendment will not, in and of itself, create an impact on utilities. Subsequent projects will be subject to environmental review to determine if they pose any potential to impacts on utility and service systems.

ISSUES:

Potentially Significant Impact	Less Than Significant With Mitigation Incorp.	Less Than Significant Impact	No Impact
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(General Plan EIR, pp. 66-74)

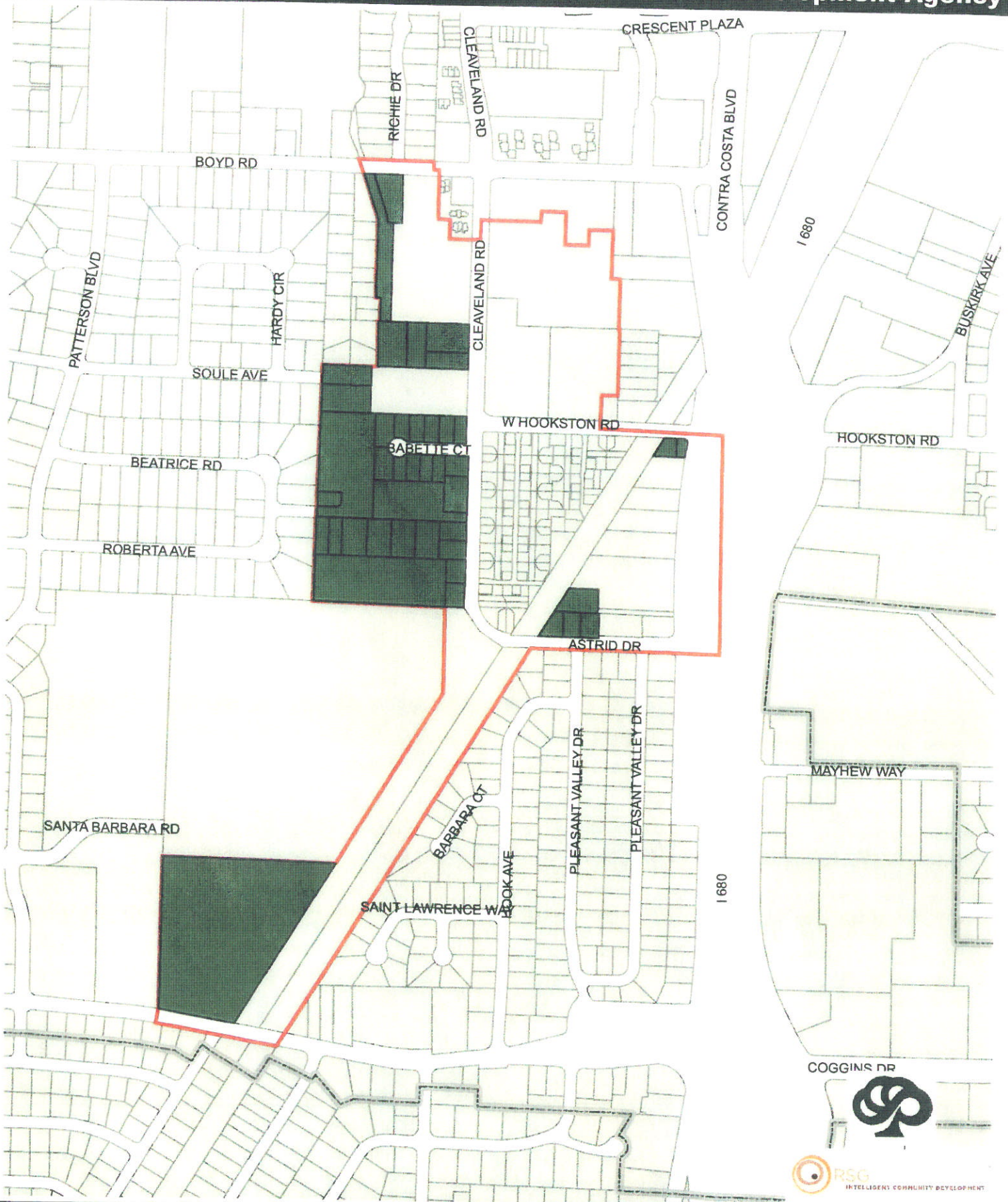
MANDATORY FINDINGS OF SIGNIFICANCE –

a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

Comment: The proposal is to amend the Schoolyard Redevelopment Plan to extend the power of eminent domain for an additional 12 years. All subsequent projects will require environmental review to determine if they cause environmental impacts.

Schoolyard Project Area

Pleasant Hill Redevelopment Agency

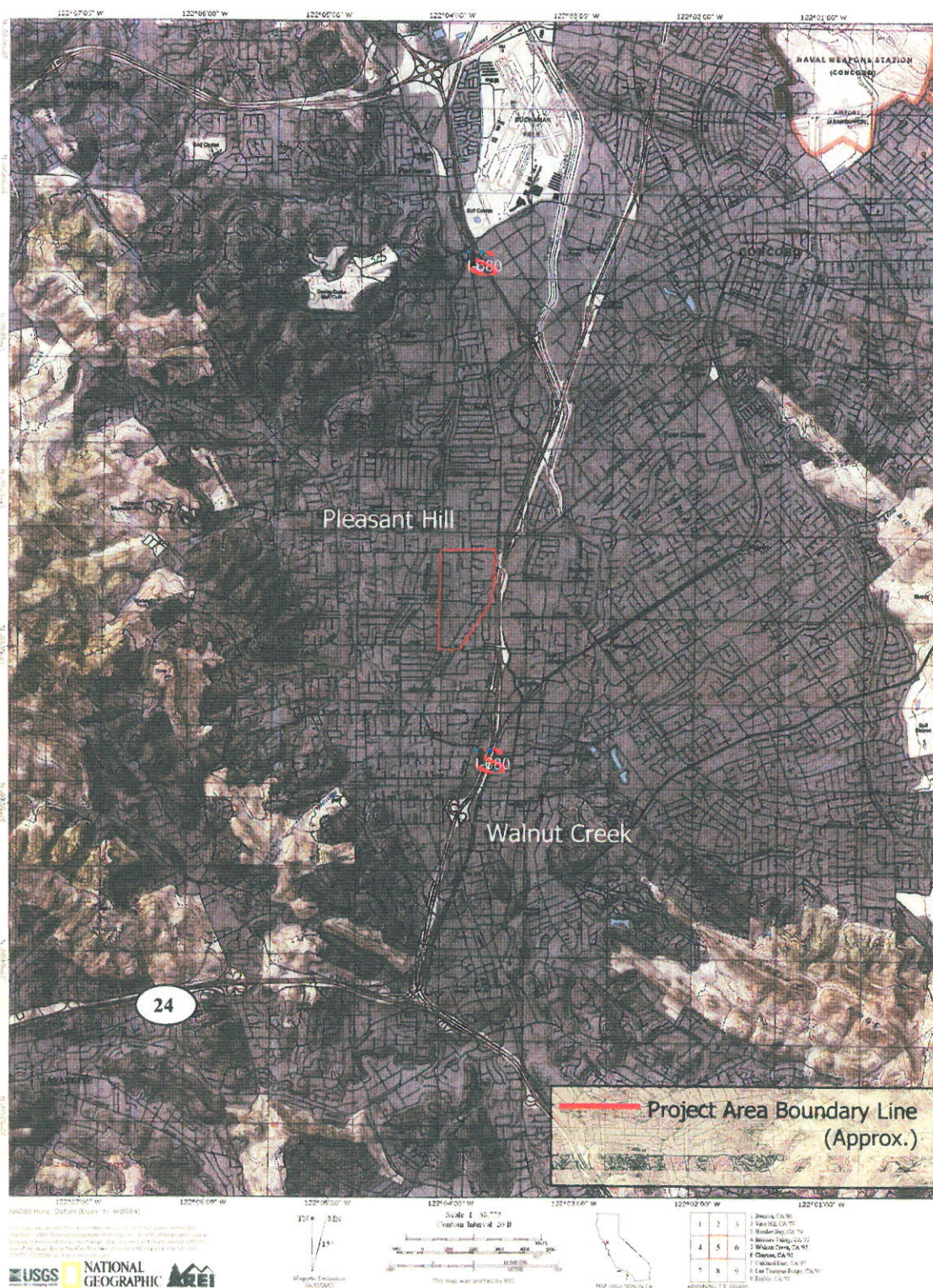


Schoolyard Project Area



Parcels to be Subject to Eminent Domain

EXHIBIT B



GENERAL SOURCE REFERENCES:

1. City of Pleasant Hill General Plan (July 21, 2003)
2. City of Pleasant Hill Draft EIR for the General Plan (January, 2003).
3. Existing land use; RSG survey conducted on 3/22-23/05.
4. Federal Emergency Management Agency, Flood Insurance Rate Map (December, 2003).
5. Pleasant Hill Redevelopment Agency, Schoolyard Redevelopment Plan (as amended, September, 1997)